

Cumulative assessment SG18 and SG19

These two sites bracket the town of Stratford-upon-Avon. SG18 consists of seven parcels of land curving around the modern suburbs to the west and north on agricultural land. SG19 consists of four parcels of land curving around the modern suburbs to the south east, also on agricultural land.



Due to the distance between the two sites, no assets are impacted by both sites. There are clear areas to the north east and south of the town, with no overlap of the sites or their buffer zones. The Stratford-upon-Avon Conservation Area falls only within the buffer zone of SG19, whilst the Shottery Conservation Area falls only within the buffer zone of SG18. The two conservation areas are separated from each other by modern developments.

Any cumulative impact to listed assets is therefore minimal.

All the parcels of both sites consist of undeveloped agricultural land. Taken together, the sites represent part of the wider rural landscape of this important historic town. They are already divorced from the historic core by the modern suburbs. Their development would therefore have significantly less impact on the town than the development of land in the clear areas to the north east and south which remain in agricultural or semi-agricultural use.

There are no listed buildings within any of the parcels. However, both sites contain extensive evidence of non-designated assets, with earthworks, crop marks, ancient rights of way and find spots relating to various periods. Both sites have rich potential for further archaeological finds.

There is the potential for a cumulative impact to non-designated assets in terms of the destruction of evidence of the historical development of the area, including the historic town.

Mitigation and Recommendations

If both sites were to be taken forward, it would be advisable to require a study of the archaeological record followed by archaeological investigations prior to any construction.

Development should be planned to respect the agricultural features of the sites, retaining traditional boundary features such as hedgerows and respecting ancient rights of way.

Generous buffer zones could be put in place around listed assets, particularly Shottery Conservation Area which includes Anne Hathaway's Cottage. This would allow Shottery to maintain a connection to its original agricultural landscape to the west, as Stratford-upon-Avon has maintained connections to the north east and south.